



Preston Lane, Hales - NR14 6ST

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Preston Lane

Hales, Norwich

Occupying a RURAL cul-de-sac SETTING, this semi-detached home offers a GARDEN ROOM extension to the rear, and HUGE POTENTIAL to further extend if required (stp). Ample PARKING can be found to front, with the stand out feature being the PRIVATE WRAP AROUND GARDENS which can be found to side and rear. Internally, over 930 Sq. ft (stms) of accommodation can be found, including the hall entrance, 12' SITTING ROOM with OPEN FIRE, 17' KITCHEN/DINING ROOM, garden room and FAMILY BATHROOM to the ground floor. Upstairs, THREE BEDROOMS can be found off the landing, with a range of STORAGE built-in. Finished with uPVC double glazing, a water softener and an oil fired CENTRAL HEATING BOILER, the property is ready to move-in.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E



- Rural Cul-De-Sac Setting
- Semi-Detached Home with Potential
- Sitting Room with Open Fire
- Open Plan Kitchen/Dining Room
- Garden Room with Warm Roof
- Three Bedrooms
- Ground Floor Family Bathroom
- Private & Secluded Wrap Around Gardens

Hales is a small village situated off the A146, offering a garage/shop, restaurant/takeaway, village hall and village cricket and bowls club. Loddon is approximately two miles away and offers a regular bus service to the Cathedral City of Norwich and Lowestoft (the bus stop is a 5min walk away from the property), whilst also boasting an extensive range of amenities which include a supermarket, doctors, dentist, and opticians.

SETTING THE SCENE

Screened behind high level hedging, a spacious driveway opens up with ample parking to front and mature hedging to both side. Gated access leads to the rear, with a pathway to the main front door.



THE GRAND TOUR

Stepping inside, the hall entrance includes the stairs which rise up, and a door to the bathroom and main living accommodation. To the right and starting in the bathroom, a three piece suite can be found, with tiled splash backs and flooring, along with a shower over the bath. Centred on the feature fireplace, the open fire is set within a solid wood and cast iron surround, with a window to front and door into the kitchen. Running the width of the property, the kitchen offers ample space for a family sized dining table, with the kitchen including a range of cupboards, breakfast bar and space for general white goods, with the inset electric ceramic hob and built-in electric double oven integrated. Extending the living space, the garden room enjoys a warm roof above and exposed brick work, whilst French doors and windows face the rear garden.

Upstairs the landing leads to three bedrooms, with the larger facing to the front with a cupboard over the stairs. The two further bedrooms face to the rear, with them all being carpeted.

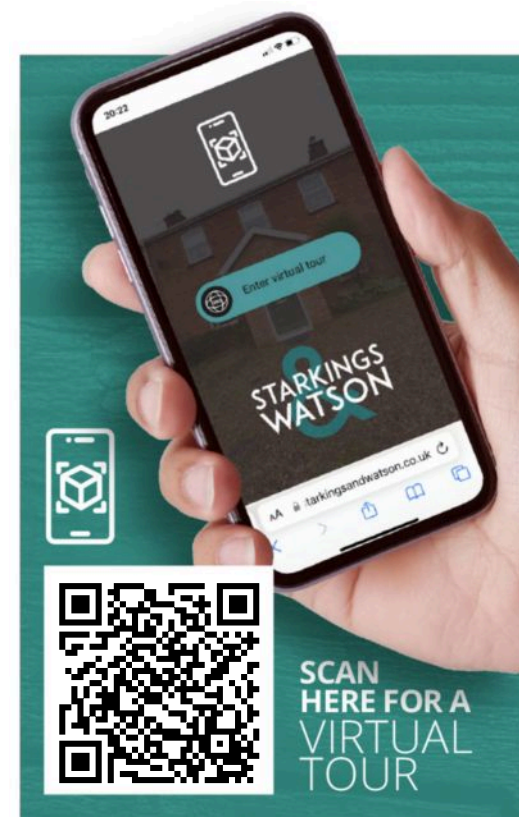
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Postcode : NR14 6ST

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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

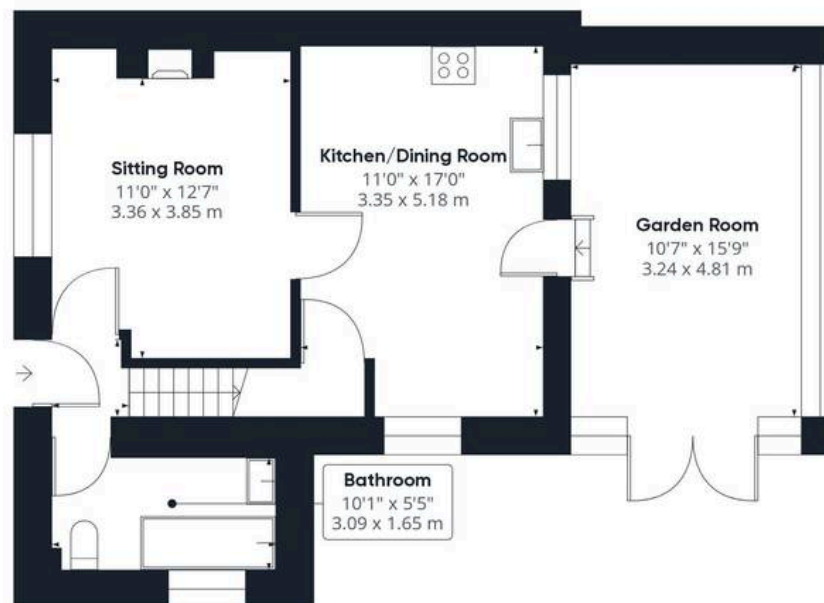




THE GREAT OUTDOORS

Heading outside a large sweeping patio offers the ideal seating area to enjoy the summer sun. With well stocked and mature boundaries, complete seclusion can be enjoyed, with the garden opening up to an area of grass and a further secret garden for storage to the rear. A timber shed is next to the front gated entrance, along with a further shed which is converted into two sections, having been insulated and used as a home office with power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

938.28 ft²

87.17 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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